

8-9-80 216 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Robert E. Kuhn legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part of, hereby petition for a Variance from Section 1702.3-4.1 (a) to permit a front setback of 19' instead of the required average of 25'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Extra space is needed on inside of dwelling because of small living quarters. It will expand living room to 12 x 17 instead of present 12 x 11. It also will allow for a wind break between outside door and living area, thus saving on energy. The variance is needed because of the normal set back is 50' from center of street, this property will be 44'.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser _____ Legal owner _____
Address: 512 Leslie Rd.
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of April, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of July, 1980, at 9:30 o'clock A.M.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 27, 1980

Mr. Robert E. Kuhn
1512 Leslie Road
Baltimore, Maryland 21222

RE: Item No. 216
Petitioner - Robert E. Kuhn, et ux
Variance Petition

Dear Mr. Kuhn:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 19, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #216 (1979-1980)
Property Owner: David H. & Susan A. Eubank
S/W/S Leslie Ave. 311.42' S/E Railway Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a front setback of 19' in lieu of the average 25'.
Acres: 0.126 District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lot 11 of Plat No. 2 of Addition to Brookview, recorded T.B.S. 14, Folio 124.

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The reconstruction of concrete sidewalk, entrance, apron and driveway is the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #216 (1979-1980).

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss
cc: J. Winkley



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

June 3, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #216, Zoning Advisory Committee Meeting, April 29, 1980, are as follows:

Property Owner: David H. and Susan A. Eubank
Location: SW/S Leslie Avenue 311.42' SE Railway Avenue
Acres: 0.126
District: 12th

This office has reviewed the subject petition and offers the following comment. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD I. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

June 6, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #216, Zoning Advisory Committee Meeting of April 29, 1980, are as follows:

Property Owner: David H. & Susan A. Eubank
Location: SW/S Leslie Ave. 311.42' SE Railway Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 19' in lieu of the average 25'.
Acres: 0.126
District: 12th

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

INT/rth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

May 29, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: David H. & Susan A. Eubank

Location: SW/S Leslie Avenue 311.42' SE Railway Avenue

Item No: 216 Zoning Agenda: Meeting of April 29, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Neumann* Noted and Approved: *George M. Neumann*
Planning Group Fire Prevention Bureau
Special: Inspection Division

ORDER RECEIVED FOR FILING

DATE 07/15/80

BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 15th day of July, 1980, that the herein Petition for the Variance(s) to permit a front yard setback of 19 feet in lieu of the required average of 25 feet, for the proposed 6' x 15' enclosed porch in accordance with the site plan dated April 18, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit _____

[Signature]
Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE : BEFORE
from Section 1802.3C.1 : COUNTY BOARD OF APPEALS
of the Baltimore County :
Zoning Regulations : OF
SW/S Leslie Avenue 311.42' : BALTIMORE COUNTY
SE of Railway Avenue :
12th District :
Robert Kuhn, et ux : No. 81-9-A
Petitioners :

OPINION

This case comes before the Board on appeal from a decision of the Deputy Zoning Commissioner, dated July 15, 1980, granting the requested variance. The case was heard this day, April 9, 1981, "de novo" in its entirety.

Question was raised at the onset of this hearing as to the legality of the requested variance since the property has changed ownership, and the present owners' names do not appear on the petition. However, the present and former owners were both present at this hearing and testimony was taken and recorded as to the owner change, and since variances apply directly to properties and not to owners the case was heard.

Mrs. Randy M. Roberts testified that she is now the owner of the subject property, total transaction having been completed on February 9, 1981. She testified that the purchase was consummated with full knowledge that the variance had been granted by the Deputy Zoning Commissioner and that an appeal from this decision was pending. She explained that the variance from the required 25 foot front yard setback, as required under Baltimore County Zoning Regulations Section 1802.3C.1, was necessary in order to construct a 6 foot by 15 foot enclosed porch and a 6 foot by 15 foot open porch on the front of this property, the enclosed porch being principally necessary to enlarge the present living quarters.

Mrs. Judith Laurence, 1519 Leslie Avenue; Mrs. Gloria May Haberkam, 1518 Leslie Avenue and Mr. and Mrs. Elmer M. Koneyak, 1517 Leslie Avenue, all neighbors to the subject property, testified as to their opposition to the granting of this variance.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodore Date: May 19, 1980
FROM: Charles E. Burnham
SUBJECT: Zoning Advisory Meeting - April 29, 1980

ITEM NO.	210	Standard Comment
ITEM NO.	211	Standard Comment
ITEM NO.	212	Standard Comment
ITEM NO.	213	See Comments
ITEM NO.	214	See Comments
ITEM NO.	215	Standard Comment
ITEM NO.	216	Standard Comment
ITEM NO.	217	See Comments
ITEM NO.	218	See Comments
ITEM NO.	119	Revised - See Comments
ITEM NO.	157	Revised - See Comments

[Signature]
Charles E. Burnham
Plans Review Supervisor

CEB:rrj

Robert Kuhn, et ux. - Case #81-9-A

2.

After careful consideration of all the testimony and exhibits presented this day, the Board is of the opinion that this requested variance should, in fact, not be granted. The Baltimore County Zoning Regulations are enacted for the protection of all property owners. The purpose of the subject section, 1802.3C.1, is to maintain continuity and appearance values in any neighborhood. An examination of the photos, entered as Exhibit #1, and the testimony from neighboring residents indicates only open porches intrude on this required 25 foot setback and no enclosed areas of any kind do so. It is, therefore, incumbent on the present property owners to demonstrate practical difficulty and/or unreasonable hardship should this variance be denied. The Board will find, in this case, that this has not been demonstrated. The desire to enlarge the present living quarters if more a convenience than a practical difficulty and/or unreasonable hardship and, therefore, the petition will be denied and the Board will so order.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 29th day of April, 1981, by the County Board of Appeals, ORDERED that the Order of the Deputy Zoning Commissioner, dated July 15, 1980, be reversed, and that the variance petitioned for for a front yard setback from 25 feet to 19 feet, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

[Signature]
William T. Hockett, Acting Chairman

[Signature]
John A. Miller

[Signature]
LeRoy B. Spurr

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Date: April 23, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 29, 1980

RE: Item No: 210, 211, 212, 213, 214, 215, 216, 217, 218
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner Date: July 1, 1980
FROM: John D. Seyffert, Director
Office of Planning and Zoning
SUBJECT: Petition No. 81-9-A

Petition for Variance
Southwest side of Leslie Avenue, 311.42 feet Southeast
of Railway Avenue
Petitioner- Robert Kuhn

Twelfth District

HEARING: Thursday, July 10, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

[Signature]
John Seyffert, Director
Office of Planning and Zoning

JDS:JGH:wg

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S of Leslie Ave., 311.42' :
SE of Railway Ave., 12th District : OF BALTIMORE COUNTY
ROBERT E. KUHN, et ux (Eubank), : Case No. 81-9-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated there're, and of the passage of any preliminary or final Order in connection therewith.

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of June, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Robert E. Kuhn, 1512 Leslie Road, Baltimore, Maryland 21222, Petitioners.

[Signature]
John W. Hession, III

June 11, 1980

Mr. & Mrs. Robert E. Kuhn
1512 Leslie Road
Baltimore, Maryland 21222

NOTICE OF HEARING

PS: Petition for Variance - SW/S Leslie Ave., 311.42' SE Railway Ave
Case No. 80-272-A 81-9-A

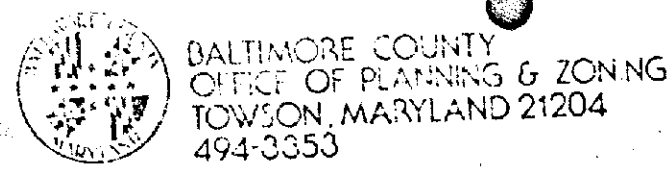
TIME: 9:30 A.M.

DATE: Thursday, July 10, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY



WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 25, 1980

Mr. & Mrs. Robert E. Kuhn
1512 Leslie Road
Baltimore, Maryland 21222

RE: Petition for Variance
SW/S of Leslie Ave., 311.42'
SE of Railway Avenue
Case No. 81-9-A

Dear Mr. & Mrs. Kuhn:

This is to advise you that \$16.30 is due for
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remit to Sondra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

PETITION FOR VARIANCE

12th District

ZONING: Petition for Variance for front yard setback
LOCATION: Southwest side of Leslie Avenue, 311.42 feet Southeast of Railway
Avenue
DATE & TIME: Thursday, July 10, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a front yard
setback of 19 feet in lieu of the required
average of 25 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.3C.1 - Development Standards for Small Lots or Tracts

All that parcel of land in the Twelfth District of Baltimore County

Being the property of Robert Kuhn, et ux, as shown on plat plan filed with the
Zoning Department

Hearing Date: Thursday, July 10, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

August 13, 1980

Mr. & Mrs. Robert Kuhn
1512 Leslie Road
Dundalk, Maryland 21222

RE: Petition for Variance
SW/S of Leslie Ave., 311.42' SE of
Railway Ave. - 12th District
Robert Kuhn, et ux
Case No. 81-9-A

Dear Mr. & Mrs. Kuhn:

Please be advised that an Appeal has been filed by Elmer
Koneyak, Protestant, from the decision rendered by the Deputy
Zoning Commissioner of Baltimore County in the above-referenced
matter.

You will be notified of the date and time of the appeal
hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

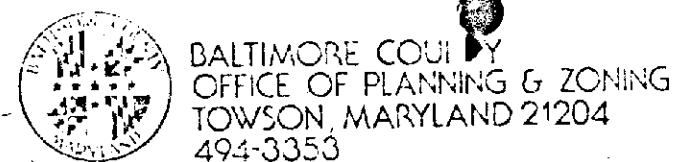
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

cc: John W. Hessian, III, Esquire
People's Counsel

Mr. John Haberkam
1518 Leslie Road
Baltimore, Maryland 21222

Ms. Judith Laurence
1519 Leslie Road
Baltimore, Maryland 21222



WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 15, 1980

Mr. & Mrs. Robert Kuhn
1512 Leslie Road
Dundalk, Maryland 21222

RE: Petition for Variance
SW/S of Leslie Ave., 311.42' SE of
Railway Ave. - 12th Election District
Robert Kuhn, et ux - Petitioners
NO. 81-9-A (Item No. 216)

Dear Mr. & Mrs. Kuhn:

I have this date passed my Order in the above captioned matter in accordance
with the attached.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Mr. John Haberkam
1518 Leslie Road
Baltimore, Maryland 21222

Ms. Ida M. Koneyak
1517 Leslie Road
Baltimore, Maryland 21222

Ms. Judith Laurence
1519 Leslie Road
Baltimore, Maryland 21222

DESCRIPTION:

1512 Leslie Ave (formerly 1712 Leslie Ave)
Baltimore County, Maryland 21222. Election District
No. 12. Being Known and designated as lot 11,
as shown on the Plat no. 2 of addition to Brookview.
Recorded in Baltimore County in Plat Book 14/124.

311.42 Ft. to the South East Side of Railway Avenue.

Robert E. Kuhn
Robert E. Kuhn

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
April 29, 1981

Mr. and Mrs. Elmer Koneyak
1517 Leslie Road
Baltimore, Md. 21222

Re: Case No. 81-9-X
Robert Kuhn, et ux

Dear Mr. and Mrs. Koneyak:

Enclosed herewith is a copy of the Opinion and Order
passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Mr. and Mrs. Robert Kuhn
Mr. John Haberkam
Ms. Judith Laurence
John W. Hessian, III, Esquire
Mr. J. E. Dyer
Mr. W. E. Hammond
Mrs. J. Jung
Mr. and Mrs. Randy M. Roberts

494-3183

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

Jan. 9, 1981

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT
REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN
STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONE-
MENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEAR-
ING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 81-9-A

ROBERT KUHN, et ux

Var. - to permit front setback

SW/S of Leslie Ave., 311.42' SE of
Railway Ave.

12th District

7/15/80 - D.Z.C. (Jung) GRANTED variance
subject to the approval of site plan

ASSIGNED FOR:

THURSDAY, APRIL 9, 1981, at 10:30 a.m.

cc: Mr. & Mrs. Robt. Kuhn

Petitioners

Mr. John Haberkam

Protestant

Mrs. Ida M. Koneyak &
Elmer Koneyak

Ms. Judith Laurence

John W. Hessian, Esq.

J. E. Dyer

Wm. Hammond

J. Jung

People's Counsel

Zoning Office

" "

" "

June Holmen, Secy.

1/9/81 - Notified the following of hearing set for THURSDAY, APRIL 9, '81, at 10:30 a.m.:

Mr. and Mrs. R. Kuhn
John Haberkam
Ida and Elmer Koneyak
Judith Laurence
J. Hession
J. Dyer
W. Hammond
J. Jung

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

February 10, 1981

Mr. and Mrs. Robert Kuhn
1512 Leslie Road
Dundalk, Maryland 21222

Re: Case No. 81-9-A
Robert Kuhn, et ux

Dear Mr. and Mrs. Kuhn:

This is to advise you that the Zoning Regulations of Baltimore County require that the sign remain posted on the property until the case has been heard. If the sign has been removed from your property, please call this office so that we may arrange for reposting. If the property is not posted, the hearing cannot be held and, hence, the petition cannot be granted.

Very truly yours,

Walter A. Reiter, Jr.
Walter A. Reiter, Jr., Chairman

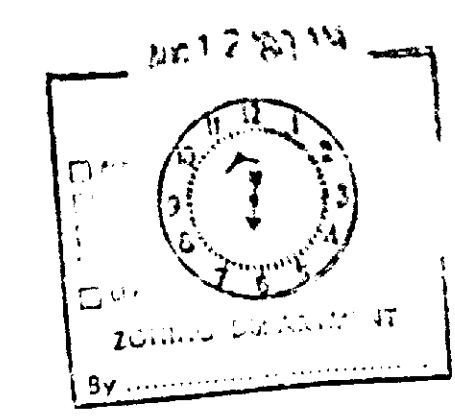
WAR:e

cc: Mr. and Mrs. E. Koneyak

12 August, 1980

Mr. Hammond
I am appealing the decision of case number 81-9-A, Robert & Carolyn Kuhn due to legality of Petition.

Elmer Koneyak
1517 Leslie Rd.
Dundalk, Md, 21222



DESCRIPTION:

1512 Leslie Ave (formerly 1712 Leslie Ave)
Baltimore County, Maryland 21222. Election District No. 12. Being Known and designated as lot 11, as shown on the Plat No. 2 of addition to Brookview. Recorded in Baltimore County in Plat Book 14/124. 311.42 Ft. to the South East Side of Railway Avenue.

Robert E. Kuhn
Robert E. Kuhn

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William Hammond,
Zoning Commissioner
TO: Christine Hafford, Supervisor
FROM: Community Affairs
SUBJECT: Citizen Inquiry

Ms. Ida Koneyak
1517 Leslie Road
Baltimore, Maryland 21222
284, 5662

The above named citizen has brought a matter to my attention that seems to fall under your scope of responsibility. Ms. Koneyak is questioning the legality of a petition (see attached) on the grounds of misrepresentation. Allegedly, the Kuhns, were not the legal owners at the time the petition was filed. Therefore, the citizen feels that the petition should be null and void.

The citizens have already indicated their desire to appeal the decision made, and have been instructed on the correct procedure to do so. However, their concern seems to be with the false statements that were made on the petition and they would like to know if there will be any recourse against the applicants.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

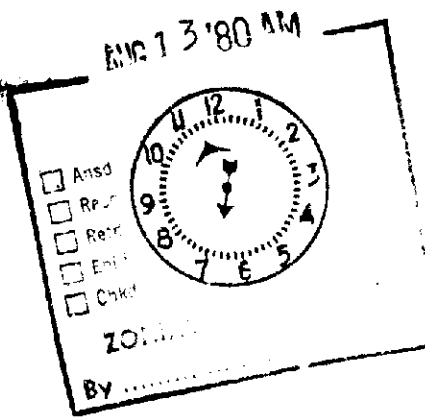
District: 12 Date of Posting: 6/12/80
Posted for: Robert Kuhn, et ux
Petitioner: Robert Kuhn, et ux
Location of property: 1512 Leslie Road, Dundalk, Md.
Location of Sign: Front of property (1512 Leslie Rd)
Remarks: _____
Posted by: Alan Goldman Date of return: 6/22/80
Number of Signs: 1

Mr. Robert E. Kuhn
1512 Leslie Road
Baltimore, Maryland 21222

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 29th day of April 1980.

Petitioner Robert E. Kuhn, et ux
Petitioner's Attorney _____ Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee



CERTIFICATE OF PUBLICATION

TOWSON, MD. June 19, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 19th day of June, 1980, the 19th day of June, 1980, appearing on the 19th day of June, 1980.

THE JEFFERSONIAN
W. Frank Strickland
Manager.

Cost of Advertisement, \$ 17.00

PETITION FOR VARIANCE
12th District
ZONING: Petition for Variance to...
LOCATION: Southwest side of Leslie Avenue, 311.42 feet Southeast of Railway Avenue.
DATE & TIME: Thursday, July 10, 1980 at 8:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance to permit a front yard setback of 19 feet in lieu of the required setback of 25 feet. The zoning regulation to be excepted is as follows:
Section 1802.30.1 - Development Standards for Small Lots or Tracts.
At this point of land in the Twelfth District of Baltimore County.
1512 Leslie Ave. (formerly 1712 Leslie Ave.) Baltimore County, Maryland 21222. Election District No. 12. Being known and designated as Lot 11, as shown on the Plat No. 2 of addition to Brookview, recorded in Baltimore County in Plat Book 14/124. 311.42 ft. to the South East Side of Railway Avenue.
Being the property of Robert Kuhn, et ux, as shown on plat plan filed with the Zoning Department, Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County June 18.

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave. June 19, 1980
Dundalk, Md. 21222

THIS IS TO CERTIFY, that the annexed advertisement of William E. Hammond, Zoning Commissioner of Baltimore County in matter of petition of Robert Kuhn was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for successive weeks before the 20th day of June, 1980; that is to say, the same was inserted in the issue of June 19, 1980

Kimbel Publication, Inc.
Publisher.

By *Kimbel*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12 Date of Posting: 7/13/80
Posted for: Board of Appeals
Petitioner: Robert Kuhn, et ux
Location of property: 1512 Leslie Road, Dundalk, Md.
Location of Sign: front of property (# 1512 Leslie Rd)
Remarks: _____
Posted by: Alan Goldman Date of return: 7/21/80
Number of Signs: 1

Dundalk Eagle

38 N. Dundalk Avenue 288-6060
Dundalk, Maryland 21222

JUL 20 1980

Dundalk, Md.

ADVERTISING

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 18th day of April, 1982*

Filing Fee \$ 25.00 Received: ☒ Check
☐ Cash
☐ Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner David & Susan Eubank Submitted by Robert E. Kuhn

Petitioner's Attorney _____ Reviewed by Dana J. H.

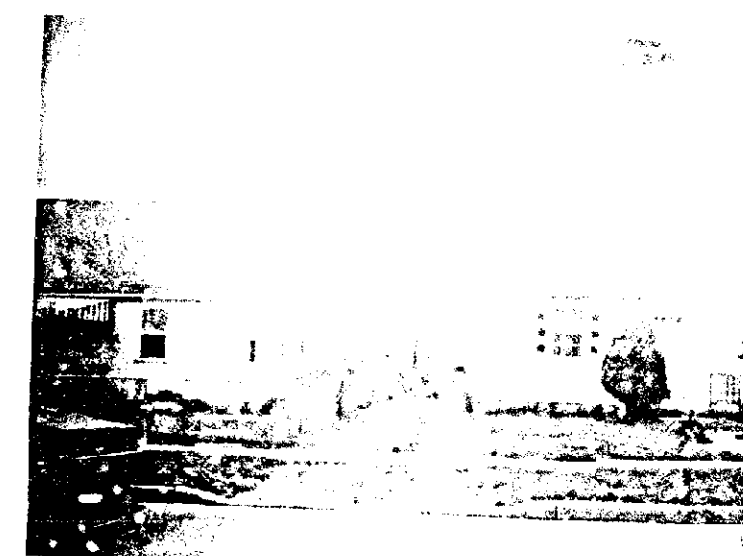
*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: _____	Revised Plans: Change in outline or description _____ Yes _____ No									
Previous case: <u>76221A (vicinity)</u>	Map # _____									

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12 Date of Posting 4/7/80
Posted for: Board of Appeals
Petitioner: Robert E. Kuhn
Location of property: SW 1/4 of Leslie Ave., 311.42'
SE 1/4 of Railway Avenue
Location of Signs: front of property (H. 1512 Leslie)
Remarks: _____
Posted by: Gean Coleman Date of return: 4/11/80
Number of Signs: 1



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 089628

DATE July 8, 1980 ACCOUNT 01-662AMOUNT \$16.30RECEIVED FROM: Robert E. KuhnFOR: Advertising and Posting for Case NO 81-4-A

1020-400 0

46300

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 088873

DATE June 11, 1980 ACCOUNT 01-662AMOUNT \$25.00RECEIVED FROM: Robert E. KuhnFOR: Filing Fee for Case No. 81-4-A

1020-400 12

25.0000

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 089624

DATE 8-12-80 ACCOUNT 01-662AMOUNT 47

RECEIVED FROM: _____

FOR: Advertising and Posting for Case NO 81-4-A

1020-400 13

46300

VALIDATION OR SIGNATURE OF CASHIER

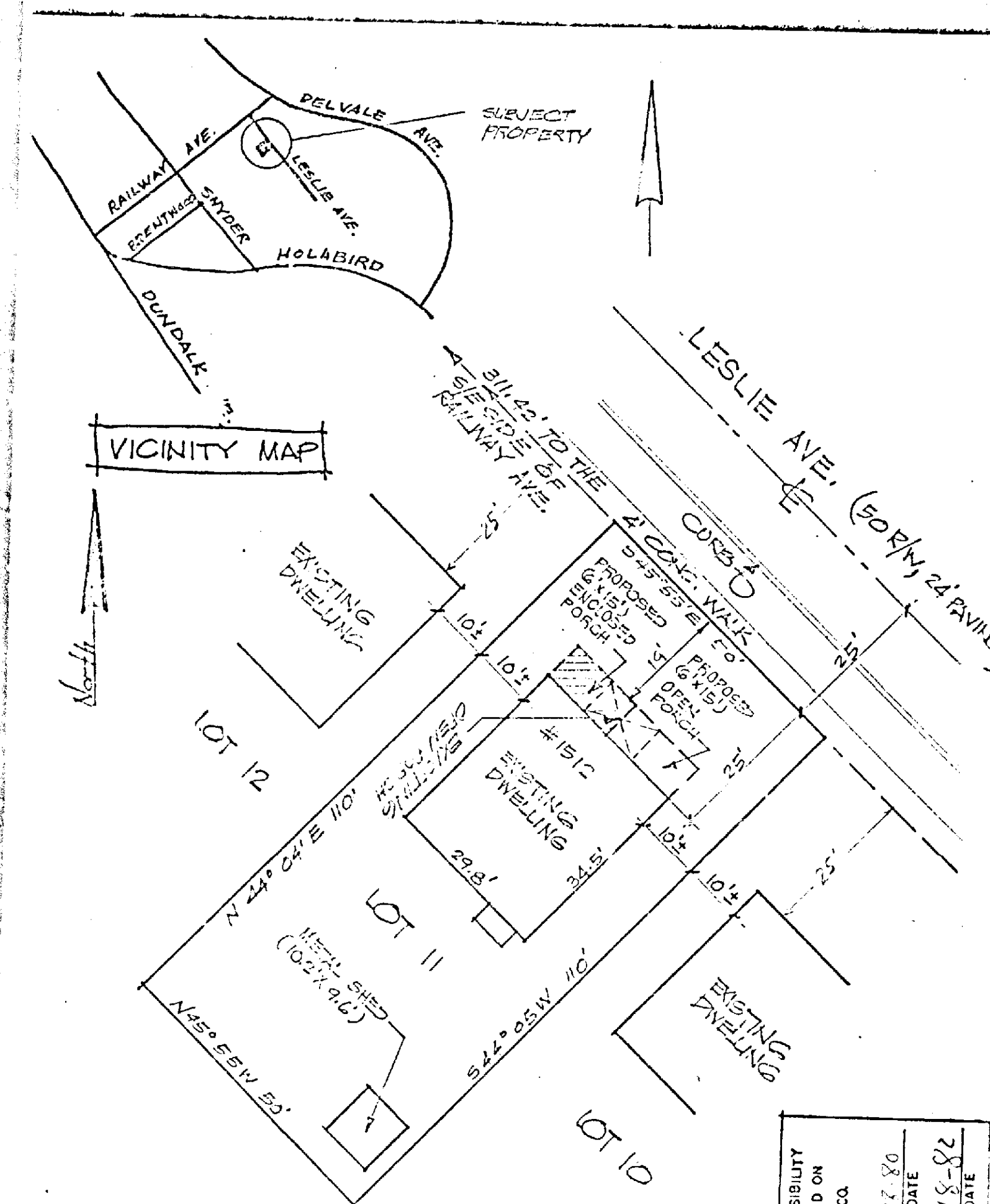
81-4-A
(Item No. 214)

12th District

SW 1/4 of Leslie Ave., 311.42'
SE of Railway Avenue

1 SIGN

Robert Kuhn, et al



PLAT TO ACCOMPANY ZONING VARIANCE
FOR DAVID & SUSAN EUBANK
12th DISTRICT, ZONED D.R. 5.5
LOT 11, PLAT BOOK 14/124 (BROOKVIEW)
PUBLIC UTILITIES EXISTING IN THE ST.
SCALE: 1"=10'

OWNERS WILL TAKE FULL RESPONSIBILITY
AS TO THE INFORMATION PROVIDED ON
SAID PLAT PREPARED BY BALTO. CO.

Robert Kuhn
OWNER
4-18-80
DATE

Carolyn D. Kuhn
OWNER
4-18-80
DATE

